

DRAFT
DESIGN REVIEW ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 3, 2016
ROOM 312
TOWN HALL, WEST HARTFORD, CT

CALL TO ORDER: 4:30 P.M.

ATTENDANCE:

DRAC: Jeffrey Gebrian, Chair; Members: Sheldon Crosby, Gordon Binkhorst, and Matthew McGrath.

Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

RERERRAL FROM TOWN PLANNER:

***1678 Asylum Avenue (University of Saint Joseph)** – Application (SUP #1287) of the University of Saint Joseph (University of Saint Joseph/Robert Swain, Principal Architect) seeking Special Use Permit approval to construct a one-story addition to an existing classroom/office building on the USJ campus. The applicant is proposing to renovate approximately 6,330 s.f. of the first floor of Lourdes Hall and to construct an approximately 4,760 s.f. addition to the east side of Lourdes Hall for a new classroom and lab. Lourdes Hall is located on the campus quadrangle. (Submitted for TPZ receipt on February 1, 2016. Required public hearing scheduled for March 7, 2016.)*

Todd Dumais, Town Planner briefly explained that this is a Special Use Application before the Town Plan and Zoning Commission but is not being referred by them, rather he has requested the applicant appear before the DRAC. Mr. Dumais turned the presentation over to Anthony Amenta and Jenna McClure of Amenta/Emma Architects.

Mr. Amenta presented a slide presentation of the renovations and addition to Lourdes Hall at the University of Saint Joseph campus. They explained the current campus layout has a central grouping of buildings with a ring road surrounding them. There are traditional shaped arches in many of the existing buildings. They are proposing a one story 4,760 sf addition to the east side of Lourdes Hall and renovation of the existing 6,330 sf space on the first floor of Lourdes Hall. The new addition with a pitched roof will connect to existing flat roofed building to create a courtyard area with simple brick details including a 15 ft. wide arched entrance into the courtyard.

Two flowering dogwood trees and other shrubs are proposed for the courtyard area. No gutters are proposed for the new addition and the DRAC asked that consideration be given to reinforce the existing flat roof with stone to accommodate the water spillage during a rain event.

How the existing flat roof and the new pitched roof meet was a concern to some DRAC members. Detail treatments of the windows were discussed. The gravel area under the eaves was also noted as a future maintenance concern. Building and site lighting were briefly discussed. A longer discussion regarding the north elevation ensued. Several members of DRAC said that it needed refinement and possible modification where it connects with the existing flat roof section and possible to reconsider the roof line of the new addition. Mr. Amenta stated that they would look at that portion of the building and consider some modifications that could be forwarded to DRAC through Mr. Dumais' office.

550-552 New Park Avenue- *Application (SP #1285) on behalf of the owner, Kim Mai, to redevelop two parcels located at 550 and 552 New Park Avenue. The site plan proposes the construction of a new two-story retail building and expansion and reconfiguration of existing parking areas and driveways. (Planning Division receipt on December 18, 2015. DRAC receipt on January 20, 2016. Additional DRAC review March 3, 2016.)*

Mr. Dumais reminded the DRAC that this Site Plan application was an administrative level approval process that already was presented to DRAC in January. He distributed updated building renderings submitted by the project architect. The applicant and architect were not present. DRAC discussed several aspects of the building architecture. They commented that the parapet should go around the whole side and questioned its height. It was suggested that the first and second levels of the building needed to be pushed or pulled to have them meet on the same exterior wall plane. The DRAC also suggested that the overall massing for the project needs refinement along with window arrangement and sizing.

APPROVAL OF MEETING MINUTES:

- January 20, 2016 **Approved with revisions 4-0. Motion:Binkhorst/Second:Crosby**

ADJOURNMENT: 5:50 P.M.

C: Ron Van Winkle, Town Manager
 Patrick Alair, Deputy Corporation Counsel

Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk

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